

IN RE: PETITION FOR VARIANCE  
W/S River Neck Road, 233' N  
of the c/l Cape May Road  
(1935 Cape May Road)  
15th Election District  
5th Councilmanic District  
  
Arthur Dickerson, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-238-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before me as a Petition for Variance for that property known as 1935 Cape May Road, located in the vicinity of River Neck Road on Middle River. The Petition was filed by the owners of the property, Arthur and Eileen Dickerson. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet; a side yard sum of 22 feet in lieu of the required 25 feet; and to approve the subject property as an undersized lot. The property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were Arthur R. Dickerson, property owner, Camille L. Dickerson and Wesley Southworth, nearby property owners, Buck Jones, Contractor, and Patrick O'Keefe, Zoning Consultant. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.49 acres, more or less, zoned D.R. 3.5 and is improved with a one-story dwelling, a garage and a shed. The property is a waterfront lot, approximately 50 feet wide and 430 feet deep, which fronts on Middle River. The Petitioners are desirous of razing the existing home, which has become deteriorated, and replacing same with a new, two story dwelling

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Date

By

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in approximately the same location. However, the existing dwelling was built many years ago and is located 2 feet off the west side property line. Testimony indicated that constructing the new dwelling in approximately the same location will not only preserve the many mature trees located on their property, but will also reduce construction costs. The Petitioners have submitted elevation drawings of the proposed dwelling to the Office of Planning for review and approval as to its compatibility with the surrounding neighborhood. The Office of Planning has approved same and recommended the granting of the requested relief.

The Petitioners also wish to utilize the existing foundation to support the new dwelling and retain the existing basement for storage purposes. However, in order to use the existing foundation and basement area, the Petitioners must obtain approval from the Department of Public Works as the subject property is apparently located in a flood plain. The Petitioners testified that if they are granted approval to utilize the existing foundation, they may wish to alter their variance requests. Specifically, the Petitioners may seek relief to permit a side yard setback of 7 feet on the west side and 14 or 15 feet on the east side, in lieu of the 10 and 12 feet shown on the plan. However, subsequent to the hearing, the Petitioners apparently discussed this matter further with their neighbor and have decided to build the proposed dwelling with setbacks as shown on the site plan. In addition, this Office received a letter dated March 25, 1997 from the Department of Public Works indicating that the location for the proposed dwelling, using the existing foundation, will be outside the 100-year tidal floodplain, and thus, is acceptable. Therefore, the Petitioners shall be permitted to use the existing

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3/28/97  
[Signature]

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must

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Date 3/28/97  
By [Signature]

WPA 3/28/97

take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of March, 1997 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet; a side yard sum of 22 feet in lieu of the required 25 feet; and to approve the subject property as an undersized lot, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

ORDER RECORDED  
3/28/97  
Date  
By

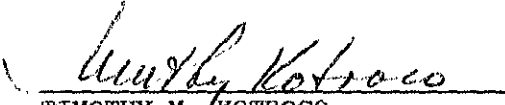
Supervisor  
Baltimore County

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioners shall be permitted to utilize the existing foundation to support the new dwelling and may retain the existing basement area for additional personal use.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated December 30, 1996, attached hereto and made a part hereof.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 3/28/97  
By [Signature]

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
December 30, 1996

FROM: R. Bruce Seeley *RBS/yp*  
DEPRM

SUBJECT: Zoning Item #238 - Dickerson Property  
1935 Cape May Road  
Zoning Advisory Committee Meeting of December 16, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:TI:sp

DICKERS/DEPRM/TXTSBP

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3/28/97  
Date  
By

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Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

March 27, 1997

Mr. & Mrs. Arthur Dickerson  
1935 Cape May Road  
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE  
W/S River Neck Road, 233' N of the c/l Cape May Road  
(1935 Cape May Road)  
15th Election District - 5th Councilmanic District  
Arthur Dickerson, et ux - Petitioners  
Case No. 97-238-A

Dear Mr. & Mrs. Dickerson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Anthony Notaro

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

Mr. Buck Jones  
500 Vogts Lane, Baltimore, Md. 21221

DEPRM; DPW; People's Counsel

File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1935 Cape May Road  
which is presently zoned DR 3. S. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 and 304 to permit a lot width of 50' in lieu of 70'; a side yard  
sum of 22' in lieu of 25' and approve an undersized lot as determined  
by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Lot is only 50' wide, has been a lot of record since 1914. Owner wishes to raze existing 34' x 30' 1 story house that is 2' off side yard line and build a new home as shown. Existing house is in poor shape.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

ARTHUR DICKERSON  
(Type or Print Name)

Arthur Dickerson  
Signature

EILEEN J. DICKERSON  
(Type or Print Name)

Eileen J. Dickerson  
Signature

1935 Cape May Road

Address

Phone No.

Baltimore

Md

21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Buck Jones

Name

500 Vogts Lane

574-9337

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MDL

DATE

12/6/46

Printed with Soybean Ink  
on Recycled Paper



ORDER RECEIVED FOR FILING

Date

By



# EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1935 Cape May Road  
(address)

Beginning at a point on the West side of  
(north, south, east or west)  
River Neck Road which is 30'  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 233' North of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Cape May Road  
(name of street)  
which is 40' wide. \*Being Lot # 10,  
(number of feet of right-of-way width)  
Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of Cape May Road  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 4, Folio # 125,  
containing 21035. Also known as 1935 Cape May Road  
(square feet or acres) (property address)  
and located in the 15 Election District, 5 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

# 238

MICROFILMED

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein at Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-238-A  
(Item 238)  
1335 Cape May Road  
W/S River Neck Road, 233' N  
of of Cape May Road  
15th Election District  
5th Councilmanic  
Legal Owner(s):  
Arthur Dickerson and  
Ellen Dickerson

Variance: To permit a lot width of 50 feet in lieu of 70 feet, a side yard sum of 22 feet in lieu of 25 feet, and approve an undersized lot as determined by the zoning commissioner.

Hearing: Wednesday, January 8, 1997 at 2:00 p.m. in Rm. 106, County Office Building.

LAWRENCE SCHMIDT  
Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

12/184 Dec. 19 C107648

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/19, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/19, 1996.

THE JEFFERSONIAN,

*A. H. Williams*

LEGAL AD. - TOWSON

JEFFERY SCHULMAN 4386

RECEIVED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025934

DATE 12/4/96 ACCOUNT 61-615

By: 257C

AMOUNT \$ 50.00

RECEIVED FROM: Buck Vorns - 1935 Cape May R.L.

Variance and  
FOR: Underside lot agreement

RECEIVED RECEIVED RECEIVED RECEIVED RECEIVED  
BA 1011 76812 04 96 \$50.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

97-238-A

**Petitioner/Developer:** BUCK JONES, ETAL

**Date of Hearing/Closing:**

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 1935 Cape May Rd.

**The sign(s) were posted on**

(Month, Day, Year)

**Sincerely,**

**(Signature of Sign Poster and Date)**

**Patrick M. O'Keefe**

**(Printed Name)**

523 Penny Lane

**(Address)**

Hunt Valley, MD 21030

**(City, State, Zip Code)**

**[410] 666-5366**

**Pager (410) 646-8354**

(Telephone Number)



MICROFILMED

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

*X*  
*# 238*

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: *to permit a lot width of 50' in lieu of 70' and*  
*to permit a side yard set at 22' in lieu*  
*of 25' and approve an undersized lot as determined*  
*by the Zoning Commissioner*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 238 Petitioner: Author Dickerson

Location: 1935 Cape May Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Buck Jones

ADDRESS: 500 Vogts Lane

Baltimore, Md 21221

PHONE NUMBER: 410-574-9337

MICROFILMED

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by Mitchell Keilman on 12/4/96  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE 12/15/96 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 1/1/97 C (B-3 Work Days)

TENTATIVE DECISION DATE 1/4/97 B (A + 30 Days)

\*Usually within 15 days of filing

CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

MICROFILMED

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B \_\_\_\_\_  
Permit Number

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BUCK JONES 500 VOOTS LANE 21221 574-9337  
Print Name of Applicant Address Telephone Number

☐ Lot Address 1935 CAPE MAY RD Election District 15 Council District 5 Square Feet 21035  
Lot Location: NE SW side corner of RIVER MANOR, 23.3 feet from NE SW corner of CAPE MAY RD.  
(street) (street)

Land Owner AUTHOR DICKERSON Tax Account Number 15-1523870190

Address 1935 CAPE MAY RD Telephone Number 574-9337  
BALT MD 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/> *not appld yet
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by ZADMA

Date 12/4/96

\* rest of  
info. in  
Planning  
file

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: \_\_\_\_\_  
for the Director, Office of Planning & Zoning

Date:



TO: PUTUMENT PUBLISHING COMPANY

December 19, 1996 Issue - Jeffersonian

Please forward billing to:

Buck Jones  
500 Vogts Lane  
Baltimore, MD 21221  
574-9337

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-238-A (Item 238)

1935 Cape May Road

W/s River Neck Road, 233' N of c/l Cape May Road

15th election District - 5th Councilmanic

Legal Owner(s): Arthur Dickerson and Eileen Dickerson

Variance to permit a lot width of 50 feet in lieu of 70 feet, a side yard sum of 22 feet in lieu of 25 feet, and approve an undersized lot as determined by the zoning commissioner.

HEARING: WEDNESDAY, JANUARY 8, 1997 at 2:00 p.m. in Room 106 County Office Building.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 13, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-238-A (Item 238)  
1935 Cape May Road  
W/s River Neck Road, 233<sup>1</sup> N of c/l Cape May Road  
15th election District - 5th Councilmanic  
Legal Owner(s): Arthur Dickerson and Eileen Dickerson

Variance to permit a lot width of 50 feet in lieu of 70 feet, a side yard sum of 22 feet in lieu of 25 feet, and approve an undersized lot as determined by the zoning commissioner.

HEARING: WEDNESDAY, JANUARY 8, 1997 at 2:00 p.m. in Room 106 County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Arthur and Eileen Dickerson  
Buck Jones

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 24, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 6, 1997

Mr. and Mrs. Arthur Dickerson  
1935 Cape May Road  
Baltimore, MD 21221

RE: Item No.: 238  
Case No.: 97-238-A  
Petitioner: Arthur Dickerson, et ux

Dear Mr. and Mrs. Dickerson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director December 30, 1996  
Zoning Administration and  
Development Management

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #238 - Dickerson Property  
1935 Cape May Road  
Zoning Advisory Committee Meeting of December 16, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:TI:sp

DICKERS/DEPRM/TXTSBP

ENCLOSURE



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.13.96  
Item No. 238 (MJK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 19, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 238, 244, 245, 247, 248, 249, 250, 252, 253, 255, and 256

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: Dec. 23, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 23, 1996  
Item No. 238

The Development Plans Review Division has reviewed the subject zoning item. Each lot must have a fee-simple frontage to a public road.

RWB:HJO:jrb

cc: File

ZONE42C

MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 235, 236, 237, 238, 239, 240,  
241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



12/18/96

**BALTIMORE COUNTY, MARYLAND**  
**INTER - OFFICE CORRESPONDENCE**

TO: Timothy M. Kotroco  
Deputy Zoning Commissioner

DATE: March 25, 1997

FROM: Dave Thomas *DLT*  
DPW Director's Office

SUBJECT: Case No. 97-238-A  
1935 Cape May Road

An elevation certificate (FEMA Form 81-31) for the subject property was submitted to my office. The certificate, prepared by a registered professional engineer as required, indicates the lowest grade elevation around the existing dwelling to be elev. 12.0, which is greater than the base flood elevation of 10.2 (Baltimore County Datum). This means that the site of the dwelling is outside of the 100 year tidal floodplain. The floodplain law does not prohibit basements outside of the 100-year floodplain.

This memo is being sent to your office at the request of Mr. Buck Jones of Freestate General Contractors (574-9337). By copy of this memo I am advising Mr. Jones to provide this memo and a copy of your order when applying for permits for the subject property.

If there are questions, please feel free to call me at ext. 3984.

Attachment: Elevation Certificate

DLT/s

c:\msdlt\lood\zacitem\buojones.doc

cc: Bob Bowling, Development Plan Review

Buck Jones  
Freestate General Contractors  
500 Vogts Lane  
Baltimore, MD 21221

# 238

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

RECEIVED

Permit Number

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

DEC 12 1996

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

OFFICE OF  
PLANNING

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BUCK JONES 500 VOETS LANE, 21221 574-9337  
Print Name of Applicant Address Telephone Number

☐ Lot Address 1935 CAPE MAY RD. Election District 15 Council District 5 Square Feet 21035  
Lot Location: N E S W side corner of RIVER NECK RD. 233 feet from N E S W corner of CAPE MAY RD.  
(street) (street)

Land Owner AUTHOR RICHARDSON Tax Account Number 15-1523870190

Address 1935 CAPE MAY RD. Telephone Number 574-9337  
BALT MD 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/> * Not applied for yet	<input checked="" type="checkbox"/>
3. Site Plan		
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by [Signature]  
ZADM

Date 12/4/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

MICROFILMED

Signed by: Carol McGroop  
for the Director, Office of Planning & Zoning

Date: 12/19/96

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

RE: PETITION FOR VARIANCE  
1935 Cape May Road, W/S River Neck Road,  
233' N of c/l Cape May Road  
15th Election District, 5th Councilmanic

Arthur and Eileen Dickerson  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-238-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ARTHUR R. DICKERSON

1425 CAPE MAY RD. 21221

CAMILLE L. DICKERSON

116 LONG CAVE LANE 21221

WESLEY SOUTHWORTH

" " "

BUCK JONES

500 VOGTS LANE

BALT. MD. 21221

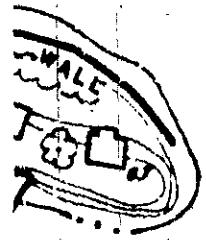
PATRICK O'KEEFE

523 PENNY LA. MOUNT VALLEY  
21630



MIDD

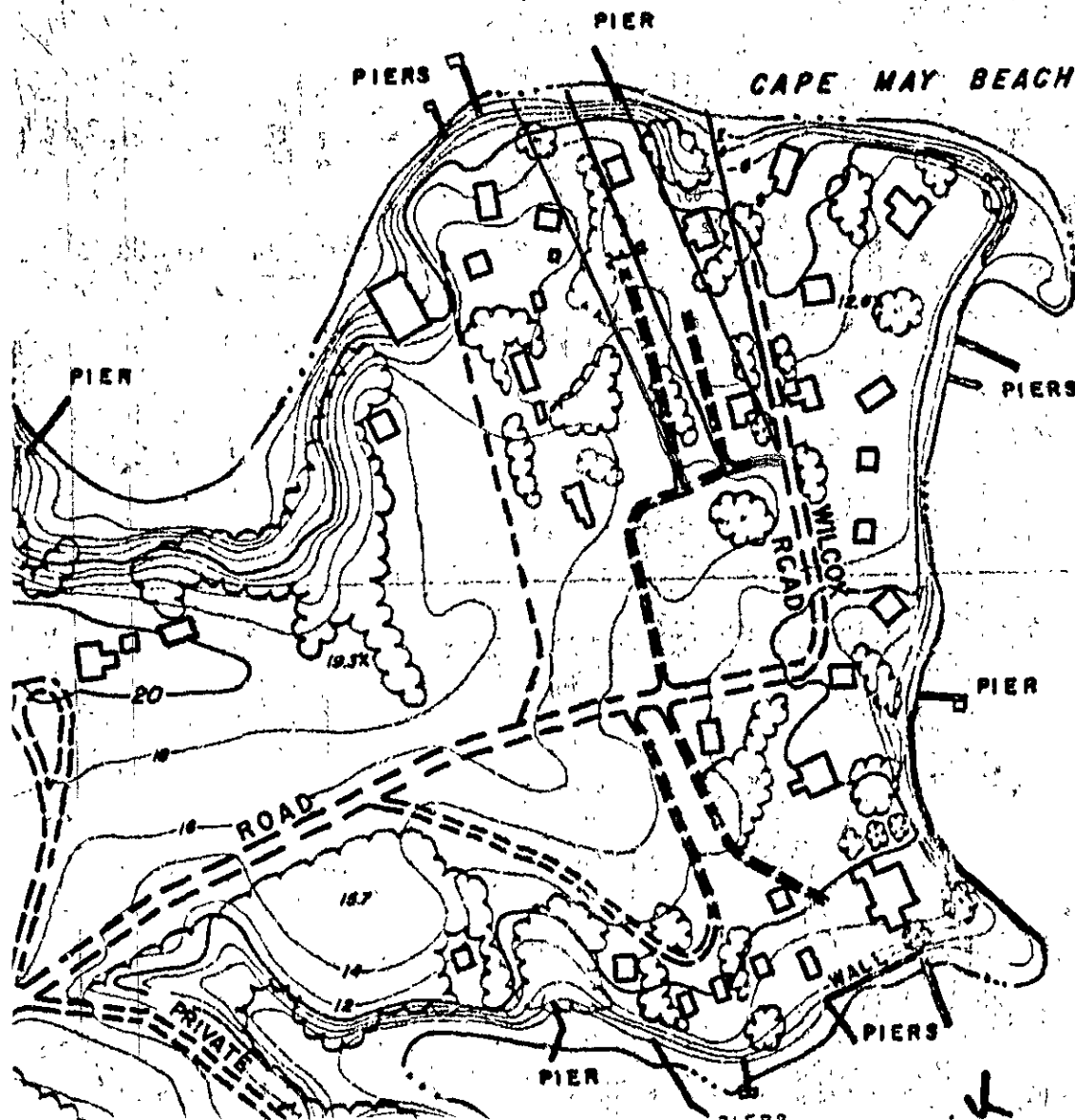
#238



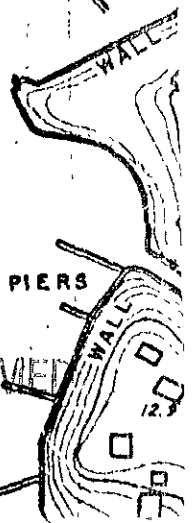
BARREN POINT

RECEIVED  
DEC 23 1996

OFFICE OF  
PLANNING



MICROFILMED

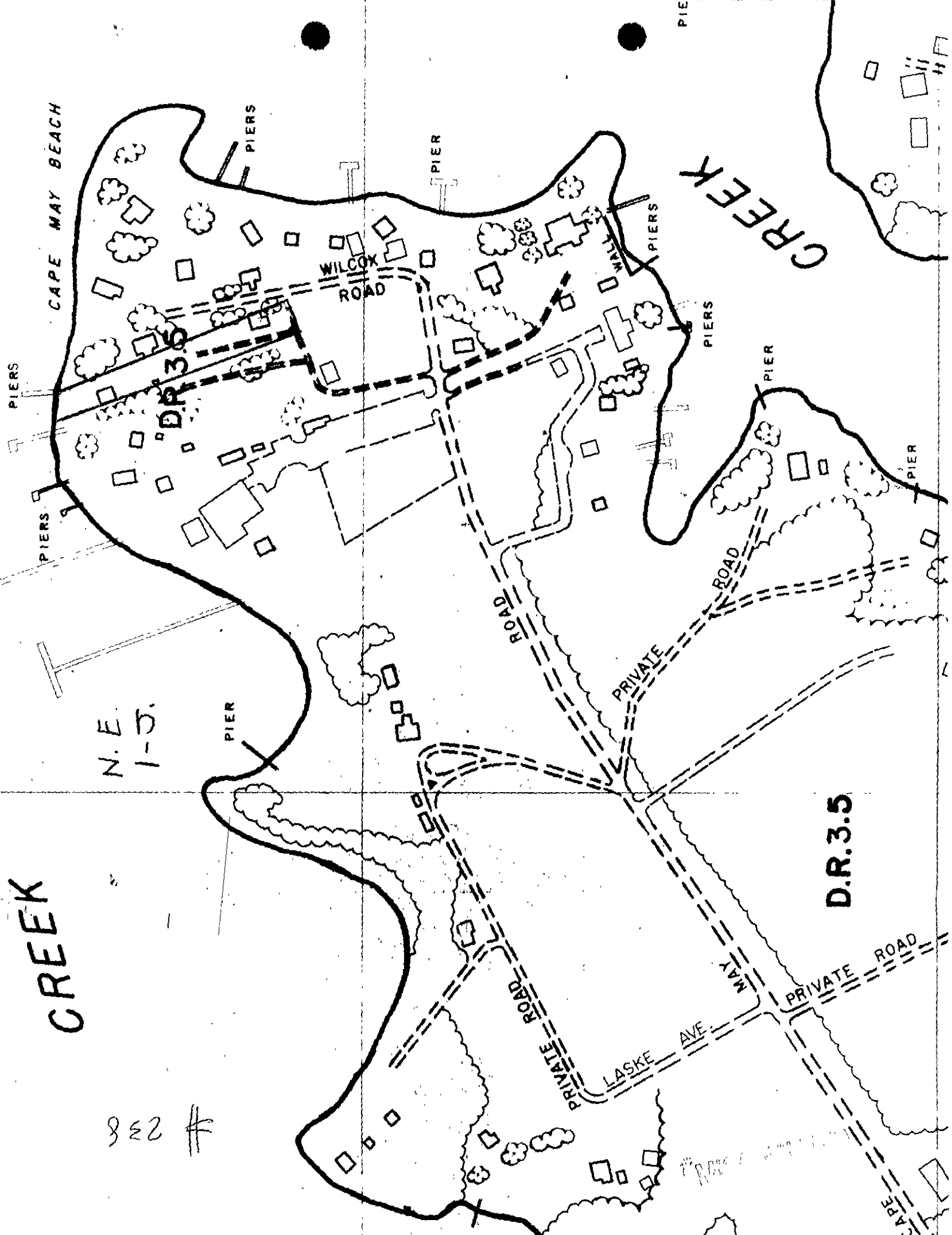


CREEK

N.E.  
1-5.

# 238

CAPE MAY BEACH



CREEK

D.R. 3.5

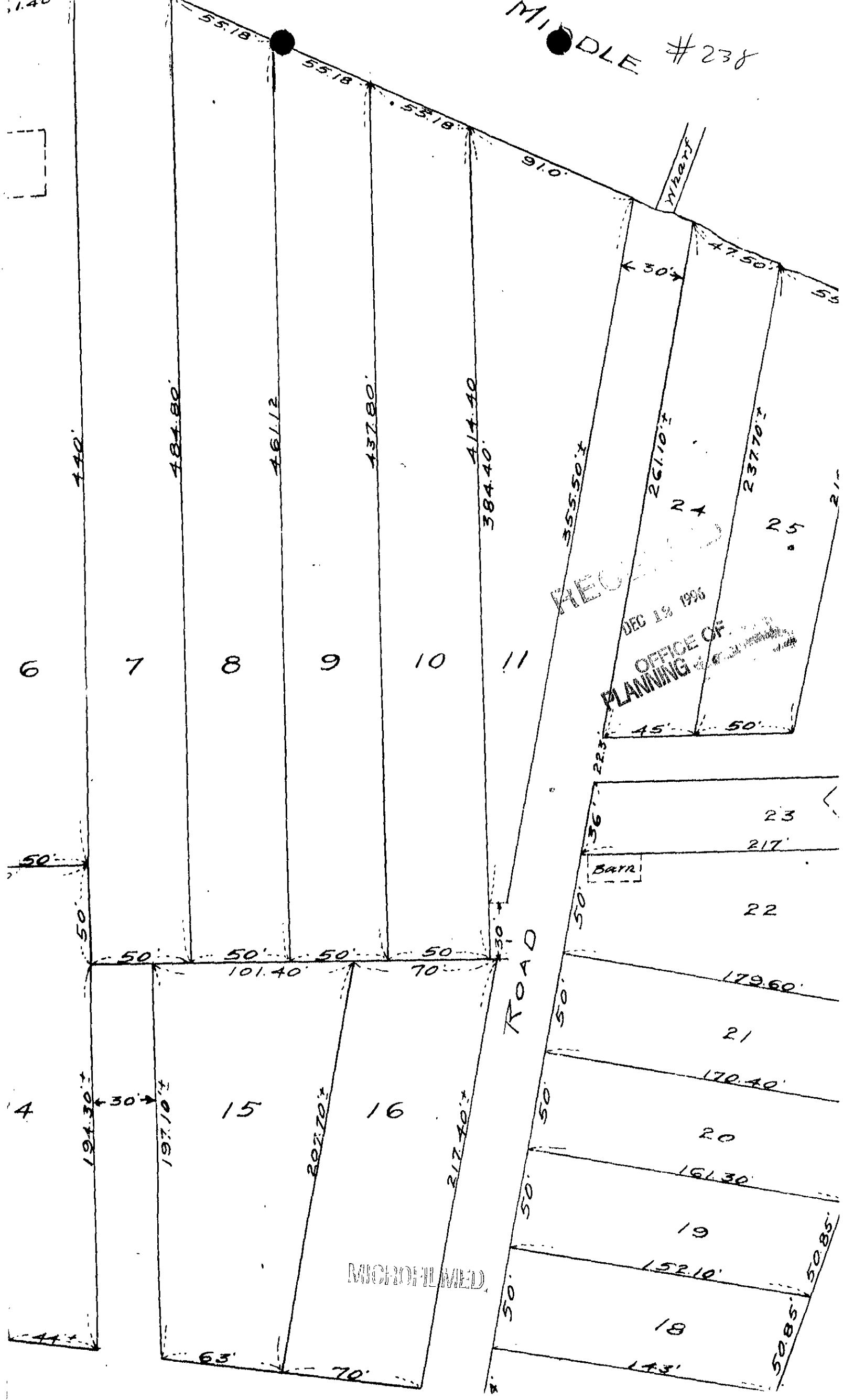
CAPE



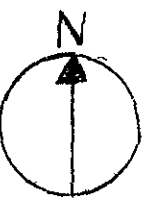
DEC 22 1978  
OFFICE OF  
PLANNING

# 238

MIDDLE #238



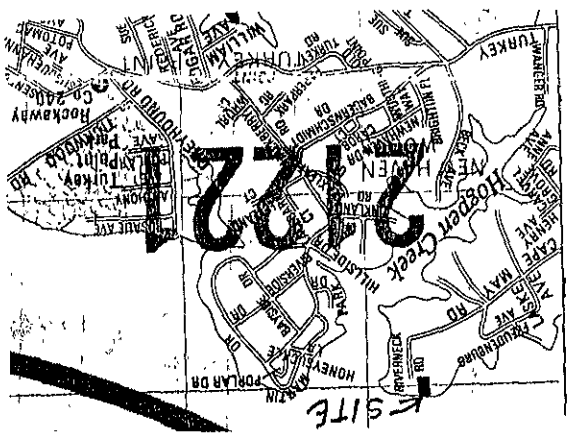
DATE: 11/29/96  
PREPARED BY: B.g



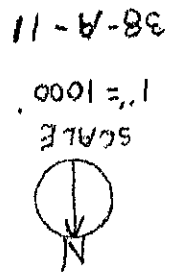
ZONING 6 OFFICE USE		
REVIEWED BY	ITEM	238
MJC		
CASE		

MICROFILMED

LOCATION INFORMATION  
COUNCILMANIC DISTRICT: 5  
ELECTION DISTRICT: 15  
1"=200' SCALE MAP: NE-1 J  
ZONING: DR. 3.5  
LOT SIZE: .49  
ACREAGE: 21.305  
SQUARE FT.  
PUBLIC SEWER  
PUBLIC WATER  
LOT IS IN THE CHESAPEAKE BAY  
CRITICAL AREA  
NO PRIOR ZONING HEARINGS



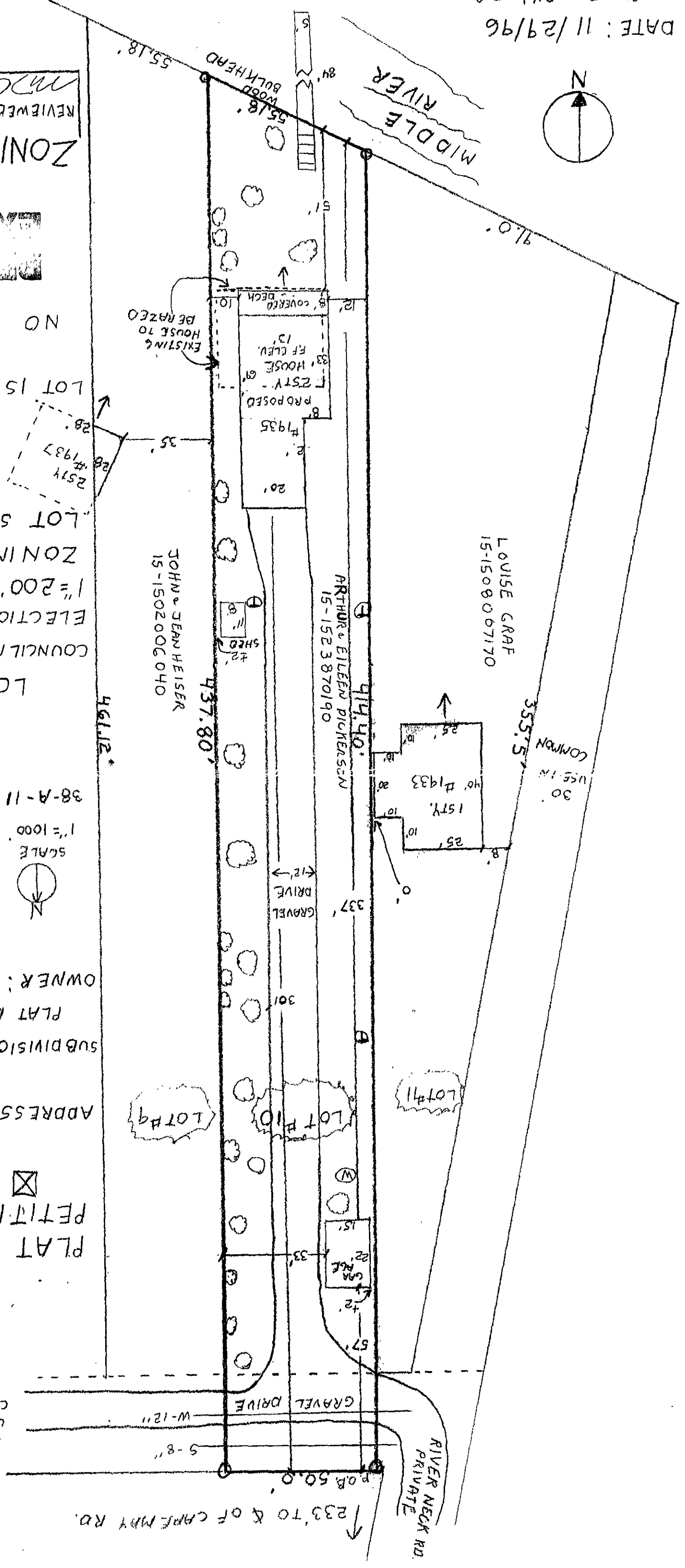
PLAT TO ACCOMPANY  
PETITION FOR ZONING  
VARIANCE  
ADDRESS: 1935 CAPE MAY RD.  
BALT. MD. 21221  
SUBDIVISION: CAPE MAY POINT  
PLAT BOOK # 4, FOLIO # 125, LOT # 10  
OWNER: ARTHUR R. PICKERSON



SCALE  
1"=1000'  
38-A-11

30'  
USE-IN  
COMMON

233' TO & OF CAPE MAY RD.



# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

**ATTENTION:** Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <b>ARTHUR R. DICKERSON</b>	POLICY NUMBER	
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <b>1935 CAPE MAY ROAD</b>	COMPANY NAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <b>CAPE MAY POINT P.B. 4 F 125</b>		
CITY <b>BALTO.</b>	STATE <b>MD.</b>	ZIP CODE <b>21221</b>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER <b>240010 0445C</b>	2. PANEL NUMBER <b>0445C</b>	3. SUFFIX <b>C</b>	4. DATE OF FIRM INDEX <b>11/17/93</b>	5. FIRM ZONE <b>B</b>	6. BASE FLOOD ELEVATION (in AO Zones, use depth) <b>10</b>
--	---------------------------------	-----------------------	--	--------------------------	--

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☒ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐☐ feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level \_\_\_\_\_.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of ☐☐☐☐☐☐☐☐☐☐ feet NGVD (or other FIRM datum—see Section B, Item 7). **- FIRST FLOOR ELEV.**
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐☐☐☐☐☐ feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐☐☐☐☐ feet above ☒ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐☐☐☐☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☒ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: ☐☐☐☐☐☐☐☐☐☐ feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐☐☐☐☐☐ feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement **N/A - EXIST. STRUCTURE TO BE REDUCED**

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## SECTION C Building Elevation Information

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**Item 1.** The Elevation Certificate uses a building's reference level as the point for measuring its elevation. Pages 5 and 6 of this Elevation Certificate package contain a series of eight diagrams of various building types that are to be used to help determine the reference level. Choose the diagram that best represents this building, record the diagram number, and use the indicated reference level to measure the elevation as requested in Items 2a-d.

**Item 2.** Depending on the property location's FIRM Zone, complete Item 2a, 2b, 2c, or 2d. Use the reference level shown in the appropriate building diagram as the point of measurement. As shown in the diagram on the back of the Certificate, for all A Zones, the elevation should be measured at the top of the reference level floor. For all V Zones, the elevation should be measured at the bottom of the lowest horizontal structural member of the reference level floor. Reporting of elevations in Items 2a and 2b should be to the nearest tenth of a foot, or alternatively, unless prohibited by state or local ordinance, the reference level elevation may be "rounded down" to the nearest whole foot ("**rounding up**" is prohibited).

**Item 2(a).** For structures located in FIRM Zones A1-A30, AE, AH, and A (with BFE's), record the elevation (to the nearest tenth of a foot) of the top of the floor identified as the reference level in the applicable diagram.

**Item 2(b).** For structures located in FIRM Zones V1-V30, VE, and V (with BFE's), record the elevation (to the nearest tenth of a foot) of the bottom of the lowest horizontal structural member of the floor identified as the reference level in the applicable diagram.

**Item 2(c).** For structures located in FIRM Zone A (without BFE's), record the height (to the nearest tenth of a foot) of the top of the floor indicated as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building.

**Item 2(d).** For structures located in FIRM Zone AO, the FIRM will show the base flood depth. For locations in FIRM Zone AO record the height (to the nearest tenth of a foot) of the top of the floor identified as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building. For post-FIRM buildings, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth provided on the FIRM. For those few communities where this base flood depth is not available, the community will need to determine if the lowest floor is elevated in accordance with their floodplain management ordinance.

**Item 3.** Record the vertical datum system used in identifying the reference level elevations for all buildings. If the datum used in measuring the elevations is different than that used on the FIRM, then convert the elevations in Items 2a-d to the datum used on the FIRM, and show the conversion equation under the Comments section on Page 2.

**Item 4.** Indicate if the elevation reference mark used appears on the FIRM. Reference marks other than those shown on the FIRM may be used for elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for reference level elevation determinations.

**Item 5.** Indicate if the reference level used in making the elevation measurement is based on actual construction or construction drawings. Construction drawings should only be used if the building does not yet have the reference level floor in place, in which case the Elevation Certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be needed once construction is complete.

**Item 6.** Record the elevation measurement of the lowest grade adjacent to the building (to the nearest tenth of a foot). Adjacent grade is defined as the elevation of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure. This measurement should be to the nearest tenth of a foot if this Certificate is being used to support a request for a LOMA/LOMR.

---

## SECTION D Community Information

---

Completion of this section may be required by the community in order to meet the minimum floodplain management requirements of the NFIP. Otherwise, completion of this section is not required.

**Item 1.** The community's floodplain management ordinance requires elevation of the building's "lowest floor" above the BFE. For the vast majority of building types, the reference level and the lowest floor will be the same. If the community determines that there is a discrepancy, record the elevation of the lowest floor.

**Item 2.** Enter date. These terms are defined by local ordinance.

---

## SECTION E Certification

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Complete as indicated. The Elevation Certificate may only be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign this certification. In the case of Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may sign this certification.

Certification is normally to the information provided in Sections B and C. If the certifier is unable to certify to the selection of reference level diagram 6, 7 or 8 (Section C, Item 1), e.g., because of difficulty in obtaining construction or building use information needed to determine the Distinguishing Feature(s), the certifier must list the Feature(s) excluded from the certification under Comments on Page 2. The diagram number used for the Reference level must still be entered in Section C, Item 1.

# THE NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

## PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP).

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses. One such requirement is that the community "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." The Elevation Certificate is one way for a community to comply with this requirement.

The Elevation Certificate is also required to properly rate post-FIRM structures, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance in FIRM Zones A1-A30, AE, AO, AH, A (with Base Flood Elevations [BFE's]), V1-V30, VE, and V (with BFE's). In addition, the Elevation Certificate is also needed for pre-FIRM structures being rated under post-FIRM flood insurance rules.

Use of this certificate does not in any way alter the flood insurance purchase requirement. The Elevation Certificate is only used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper flood insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Only a LOMA or LOMR from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal requirement for a lending institution to require the purchase of flood insurance. Note that the lending institution may still require flood insurance.

This certificate is only used to certify the elevation of the reference level of a building. If a non-residential building is being floodproofed, then a Floodproofing Certificate must be completed in addition to certifying the building's elevation. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements.

## INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may also provide the information on this certification.

---

### SECTION A Property Information

---

The Elevation Certificate identifies the building, its owner and its location. Provide the building owner's name(s), the building's complete street address, and lot and block number. If the property address is a rural route or PO box number, provide a legal description or an abbreviated location description based on distance from a reference point.

---

### SECTION B Flood Insurance Rate Map Information

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In order to properly complete the Elevation Certificate, it is necessary to locate the building on the appropriate FIRM, and record the appropriate information. To obtain a FIRM, contact the community or call 1-800-333-1363.

The Elevation Certificate may be completed based on either the FIRM in effect at the time of the certification or the FIRM in effect when construction of the building was started.

**Items 1 - 6.** Using the FIRM Index and the appropriate FIRM panel for the community, record the community number, panel (or page) number, suffix, and Index date. From the appropriate FIRM panel, locate the property and record the zone and the BFE (or flood depth number) at the building site. BFE's are shown on a FIRM for Zones A1-A30, AE, AH, V1-V30, and VE; flood depth numbers are shown for Zone AO.

**Item 7.** Record the vertical datum system to which the elevations on the applicable FIRM are referenced. The datum is specified in the upper right corner of the title block of the FIRM.

**Item 8.** In A or V Zones where BFE's are not provided on the FIRM, the community may have established BFE's based on data from other sources. For subdivisions and other development greater than 50 lots or 5 acres, establishment of BFE's is required by community floodplain management ordinance. When this is the case, complete this item.

# SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section(C) Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.  
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

**CERTIFIER'S NAME** Lawrence E. Jones, P.E. **LICENSE NUMBER (or Affix Seal)** 5642

**TITLE** President **COMPANY NAME** JONES ASSOCIATES CONSULTING ENGINEERS

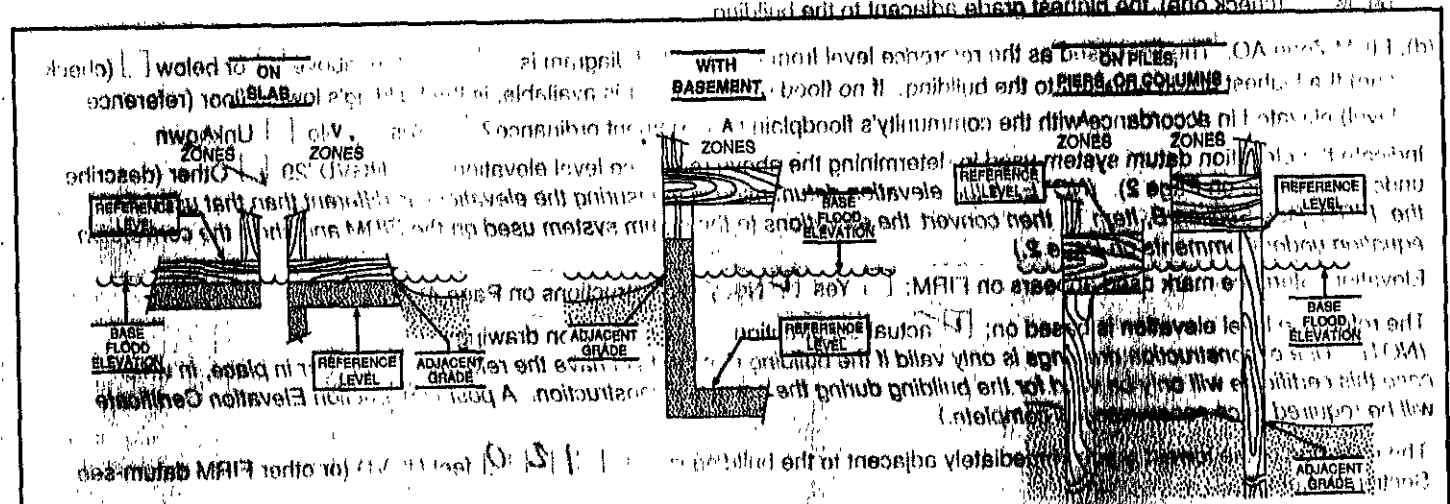
**ADDRESS** 944 BEAVERBANK CIRCLE **CITY** POWERS **STATE** MD **ZIP** 21226

**SIGNATURE** [Signature] **DATE** 2/21/97 **PHONE** 524-0000

Copies should be made of this Certificate for: 1) community official; 2) insurance agent/company and 3) building owner.

**COMMENTS:** BALTO. COUNTY METROPOLITAN DISTRICT  
BM. DATUM USED

**NOTES:** LOWEST GRADE ELEVATION ADJACENT TO DWELLING IS 12.0 B.C.M.D. DATUM



The diagrams above illustrate the points at which the elevations should be measured in A-Zones and V-Zones.

Elevations for all A-Zones should be measured at the top of the reference level floor, not at the ceiling. Elevations for all V-Zones should be measured at the bottom of the lowest horizontal structural member.



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

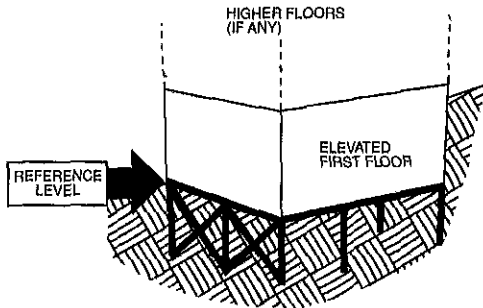


Note: In all A Zones, the reference level is the top of the lowest floor; In V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

#### DIAGRAM NUMBER 5

**ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.**

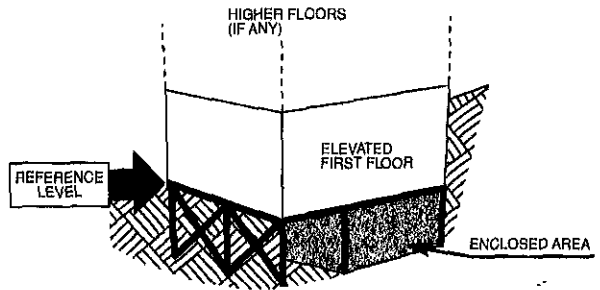
**Distinguishing Feature** - For all zones, the area below the elevated floor is open, with no obstruction to the flow of flood waters (open wood lattice work or readily removable insect screening is permissible).



#### DIAGRAM NUMBER 6

**ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.**

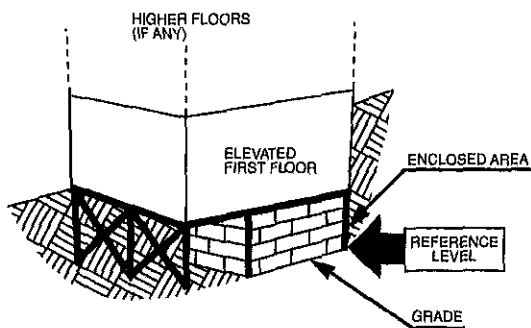
**Distinguishing Feature** - For V Zones only, the area below the elevated floor is enclosed, either partially or fully, by solid breakaway walls.\*\* When enclosed area is greater than 300 square feet or contains equipment servicing the building, use Diagram Number 7; this will result in a higher insurance rate. The enclosed area can be used for parking, building access or limited storage.



#### DIAGRAM NUMBER 7

**ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, SOLID NON-BREAKAWAY WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.**

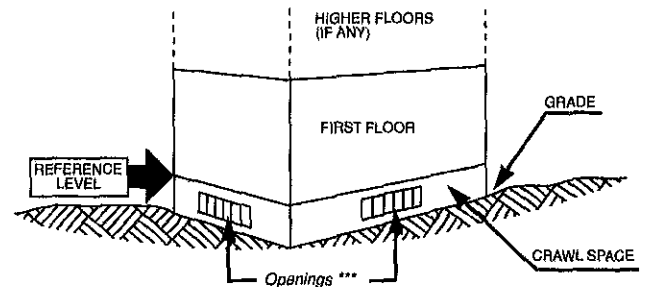
**Distinguishing Feature** - For all zones, the area below the elevated floor is enclosed, either partially or fully, by solid non-breakaway walls, or contains equipment servicing the building. For V Zones only, the area is enclosed, either partially or fully, by solid breakaway walls\*\* having an enclosed area greater than 300 square feet. For A Zones only, with an area enclosed by solid walls having proper openings\*\*\* and used only for parking, building access, or limited storage, use Diagram Number 8 to determine the reference level.



#### DIAGRAM NUMBER 8

**ALL BUILDINGS CONSTRUCTED ABOVE AN UNFINISHED SPACE, INCLUDING CRAWL SPACE.**

**Distinguishing Feature** - For A Zones only, the area below the first floor is enclosed by solid or partial perimeter walls, is unfinished, and contains no equipment servicing the structure. The area can be used for parking, building access, or limited storage.



\* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

\*\* Solid breakaway walls are walls that are not an integral part of the structural support of a building and are intended through their design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation. An area so enclosed is not secure against forceable entry.

\*\*\* If the area below the lowest floor is fully enclosed, then a minimum of two openings are required with a total net area of at least one square inch for every square foot of area enclosed with the bottom of the openings no more than one foot above grade. Alternatively, certification may be provided by a registered professional engineer or architect that the design will allow equalization of hydrostatic flood forces on exterior walls. If neither of these criteria are met, then the reference level is the lowest grade adjacent to the structure.

# INSTRUCTIONS

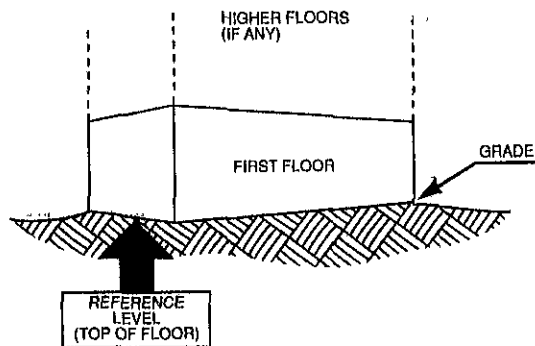
The following 8 diagrams contain descriptions of various types of buildings. Compare the features of your building with those shown in the diagrams and select the diagram most applicable. Indicate the diagram number on the Elevation Certificate (Section C, Item 1) and complete the Certificate. The reference level floor is that level of the building used for underwriting purposes.

**NOTE:** In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

## DIAGRAM NUMBER 1

**ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSE, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

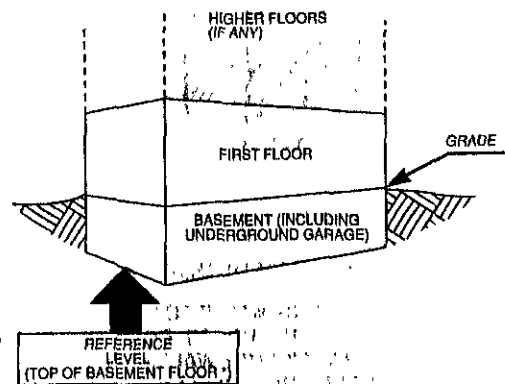
**Distinguishing Feature** - The first floor is *not* below ground level (grade) on *all* sides\*. This includes "walkout" basements, where at least one side is at or above grade. (Not illustrated)



## DIAGRAM NUMBER 2

**ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

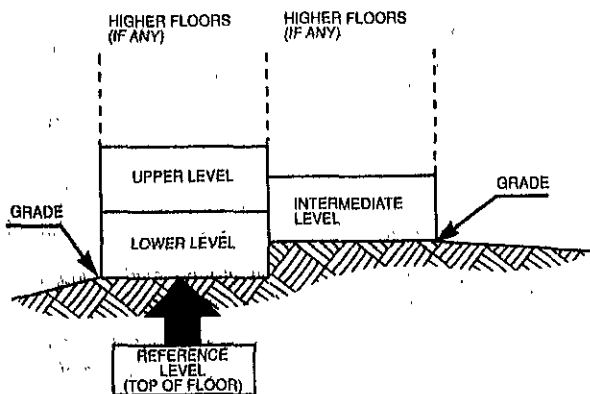
**Distinguishing Feature** - The first floor or basement (including an underground garage\*) is below ground level (grade) on *all* sides\*.



## DIAGRAM NUMBER 3

**ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

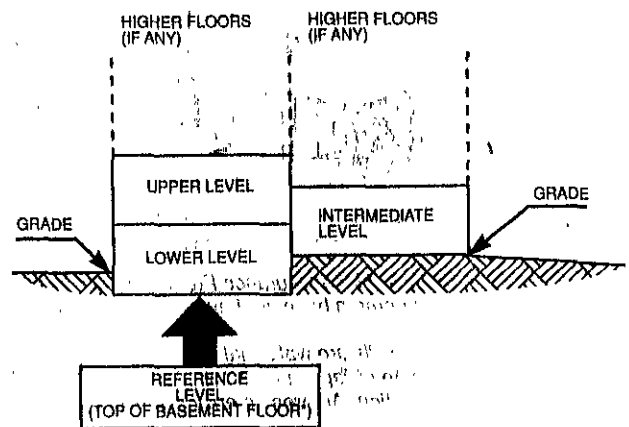
**Distinguishing Feature** - The lower level is *not* below ground level (grade) on *all* sides\*. This includes "walkout" basements, where at least one side is at or above grade.



## DIAGRAM NUMBER 4

**ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

**Distinguishing Feature** - The lower level (or intermediate level) is below ground level (grade) on *all* sides\*.



\* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

## PAPERWORK BURDEN DISCLOSURE NOTICE

**GENERAL** - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

**AUTHORITY** - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

**DISCLOSURE OF BURDEN** - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.



NORTH SIDE (FRONT) LOOKING AT  
EAST FRONT



STANDING ON LOT 9 LOOKING EAST  
SHOWING SOUTH WEST CORNER  
HOUSE ON LOT 10 AND HOUSE ON LOT 11



ROAD SIDE "SOUTH" LOOKING NORTH  
ON EAST SIDE OF HOUSE





STANDING IN FRONT NORTH SIDE  
LOOKING SOUTH WEST



STANDING ON LOT #10 REAR (SOUTH)  
SIDE LOOKING WEST AT HOUSE ON  
LOT #9

## SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

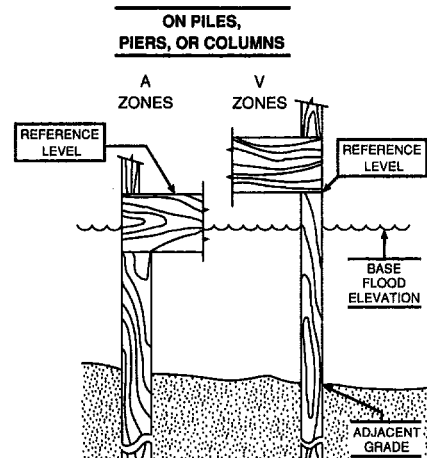
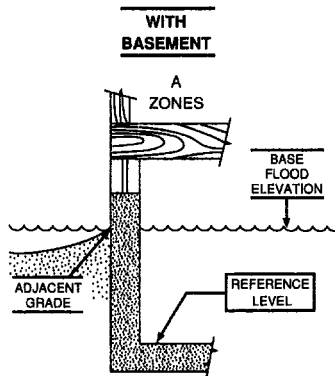
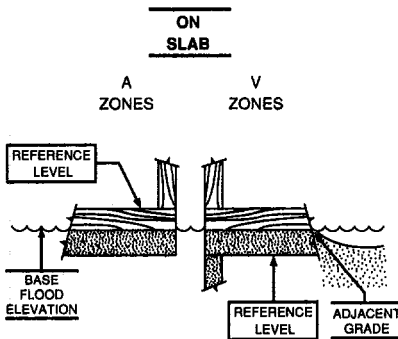
I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.  
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

LAURENCE E. JONES, P.E. MD. 5692  
 CERTIFIER'S NAME PRESIDENT LICENSE NUMBER (or Affix Seal) JONES ASSOCIATES CONSULTING ENGINEERS  
 TITLE 944 BEAVERBANK CIRCLE COMPANY NAME POWSON MD 21286  
 ADDRESS 2/21/97 CITY 410-296-7111 STATE ZIP  
 SIGNATURE [Signature] DATE PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: BALTO. COUNTY METROPOLITAN DISTRICT  
BM. DATUM USED.

NOTE: LOWEST GRADE ELEVATION ADJACENT TO  
DWELLING IS 12.0 B.C.M.D. DATUM



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

# THE NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

## PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP).

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses. One such requirement is that the community "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." The Elevation Certificate is one way for a community to comply with this requirement.

The Elevation Certificate is also required to properly rate post-FIRM structures, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance in FIRM Zones A1-A30, AE, AO, AH, A (with Base Flood Elevations [BFE's]), V1-V30, VE, and V (with BFE's). In addition, the Elevation Certificate is also needed for pre-FIRM structures being rated under post-FIRM flood insurance rules.

Use of this certificate does not in any way alter the flood insurance purchase requirement. The Elevation Certificate is only used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper flood insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Only a LOMA or LOMR from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal requirement for a lending institution to require the purchase of flood insurance. Note that the lending institution may still require flood insurance.

This certificate is only used to certify the elevation of the reference level of a building. If a non-residential building is being floodproofed, then a Floodproofing Certificate must be completed in addition to certifying the building's elevation. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements.

## INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may also provide the information on this certification.

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### SECTION A Property Information

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The Elevation Certificate identifies the building, its owner and its location. Provide the building owner's name(s), the building's complete street address, and lot and block number. If the property address is a rural route or PO box number, provide a legal description or an abbreviated location description based on distance from a reference point.

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### SECTION B Flood Insurance Rate Map Information

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In order to properly complete the Elevation Certificate, it is necessary to locate the building on the appropriate FIRM, and record the appropriate information. To obtain a FIRM, contact the community or call 1-800-333-1363.

The Elevation Certificate may be completed based on either the FIRM in effect at the time of the certification *or* the FIRM in effect when construction of the building was started.

**Items 1 - 6.** Using the FIRM Index and the appropriate FIRM panel for the community, record the community number, panel (or page) number, suffix, and index date. From the appropriate FIRM panel, locate the property and record the zone and the BFE (or flood depth number) at the building site. BFE's are shown on a FIRM for Zones A1-A30, AE, AH, V1-V30, and VE; flood depth numbers are shown for Zone AO.

**Item 7.** Record the vertical datum system to which the elevations on the applicable FIRM are referenced. The datum is specified in the upper right corner of the title block of the FIRM.

**Item 8.** In A or V Zones where BFE's are not provided on the FIRM, the community may have established BFE's based on data from other sources. For subdivisions and other development greater than 50 lots or 5 acres, establishment of BFE's is required by community floodplain management ordinance. When this is the case, complete this item.

## **PAPERWORK BURDEN DISCLOSURE NOTICE**

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# INSTRUCTIONS

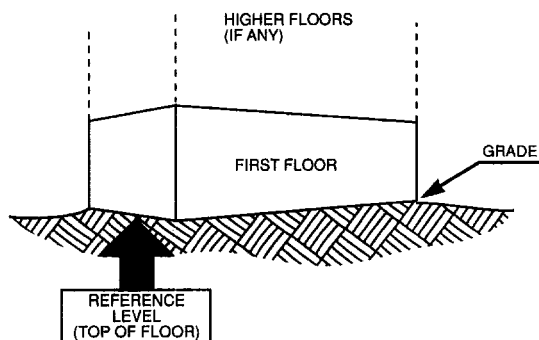
The following 8 diagrams contain descriptions of various types of buildings. Compare the features of your building with those shown in the diagrams and select the diagram most applicable. Indicate the diagram number on the Elevation Certificate (Section C, Item 1) and complete the Certificate. The reference level floor is that level of the building used for underwriting purposes.

**NOTE:** In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

## DIAGRAM NUMBER 1

**ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSE, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

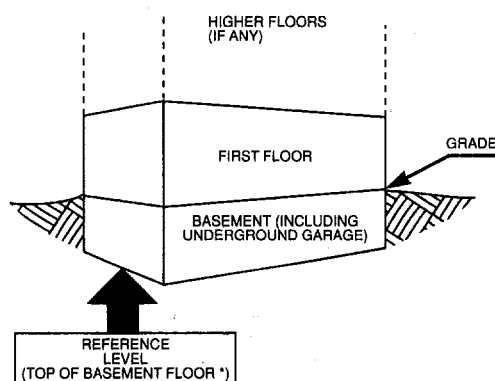
**Distinguishing Feature** - The first floor is *not* below ground level (grade) on *all* sides\*. This includes "walkout" basements, where at least one side is at or above grade. (Not illustrated)



## DIAGRAM NUMBER 2

**ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

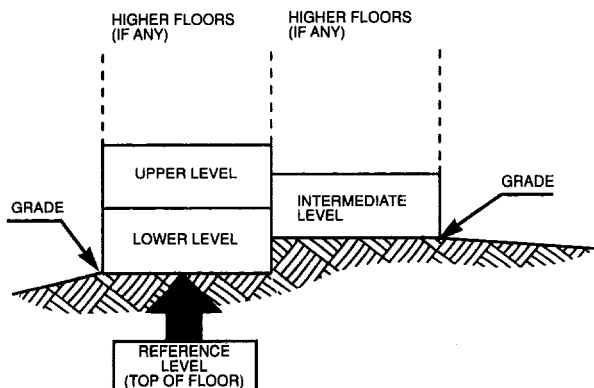
**Distinguishing Feature** - The first floor or basement (including an underground garage\*) is below ground level (grade) on *all* sides\*.



## DIAGRAM NUMBER 3

**ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

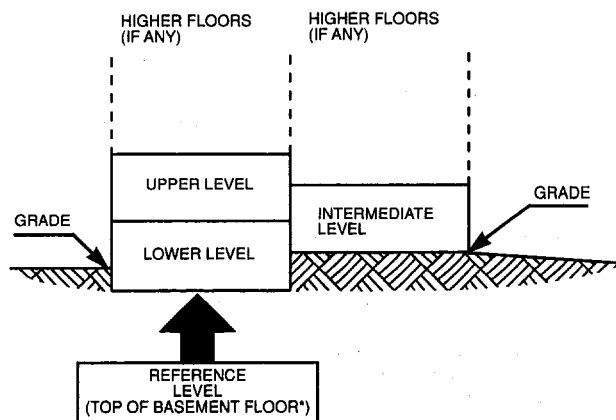
**Distinguishing Feature** - The lower level is *not* below ground level (grade) on *all* sides\*. This includes "walkout" basements, where at least one side is at or above grade.



## DIAGRAM NUMBER 4

**ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.**

**Distinguishing Feature** - The lower level (or intermediate level) is below ground level (grade) on *all* sides\*.



\* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

# PROPOSED

R. DICKERSON  
PE MAY RD.  
MD. 21221

GRAVEL DRIVE

50'

±12'

30'  
USE-IN  
COMMON

SITE

±12'

22'

15'

V

W

T

LOT #10

GRAVEL DRIVE

G

H

J

I

X

K

437.00

LOT #9

±12'

±12'

T

11'

8'

PAGE  
38-A-10  
ADC BOOK



## PROPOSED COND

ITEM	IMP.
HOUSE	106'
GARAGE	330
SHEU	88
SIDE WALK'S	0
GARAGE	480
TOTAL IMP.	196

LOT AREA 21,300  
OR .49

PERCENT IMP. 9%

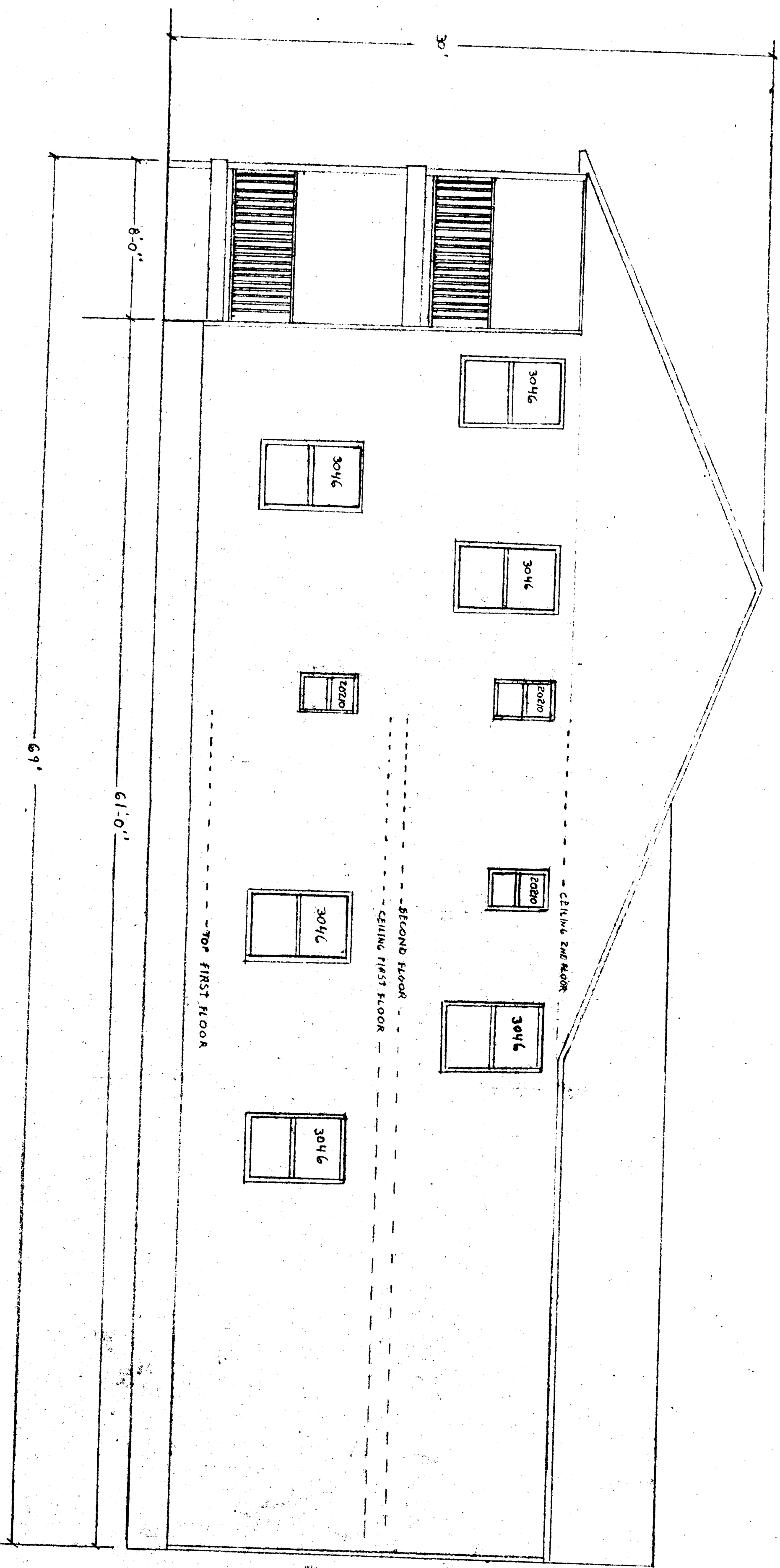
NO.	NAME
A	
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	

30'  
USE-IN  
COMMON

LOT #11

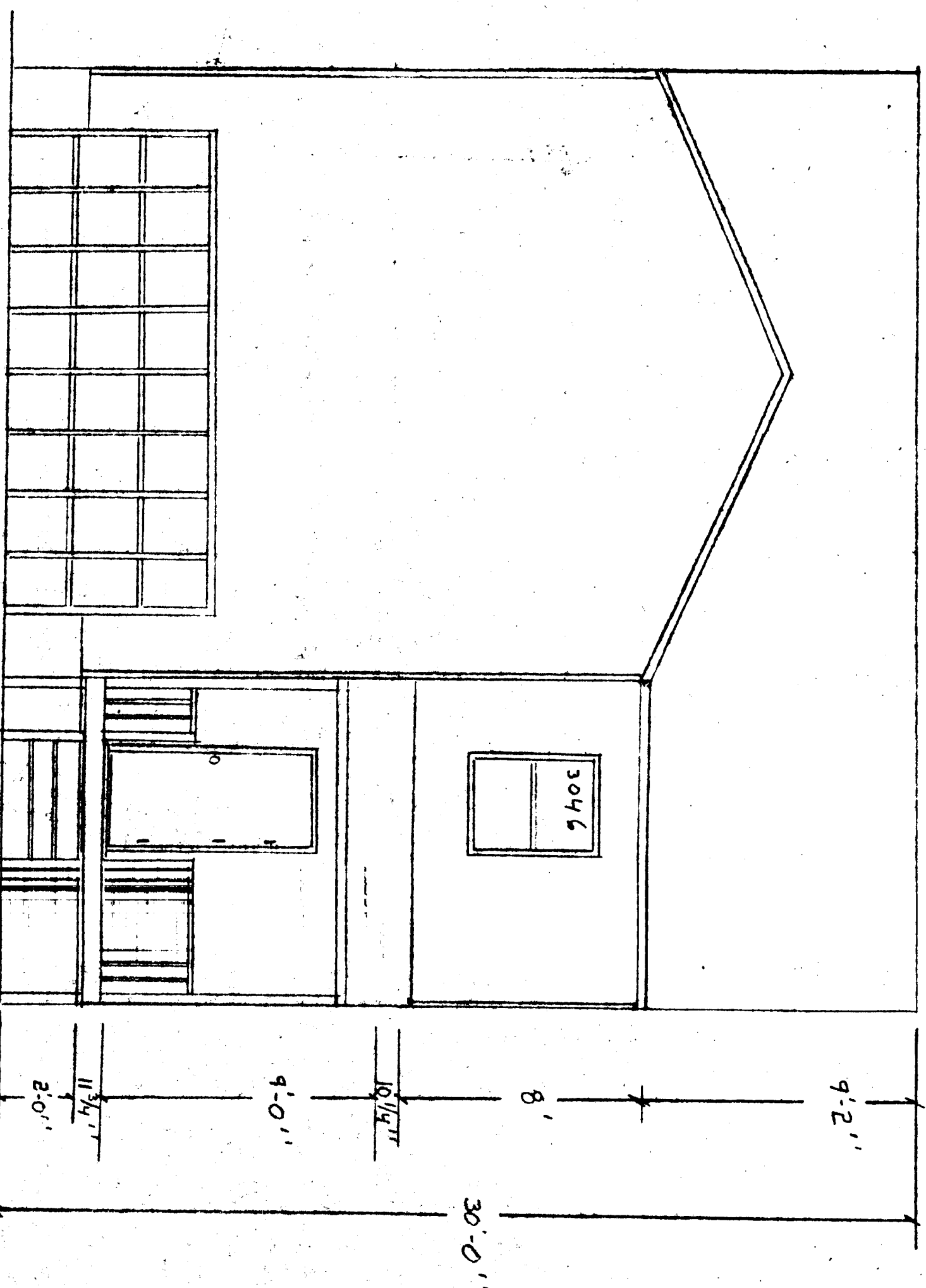
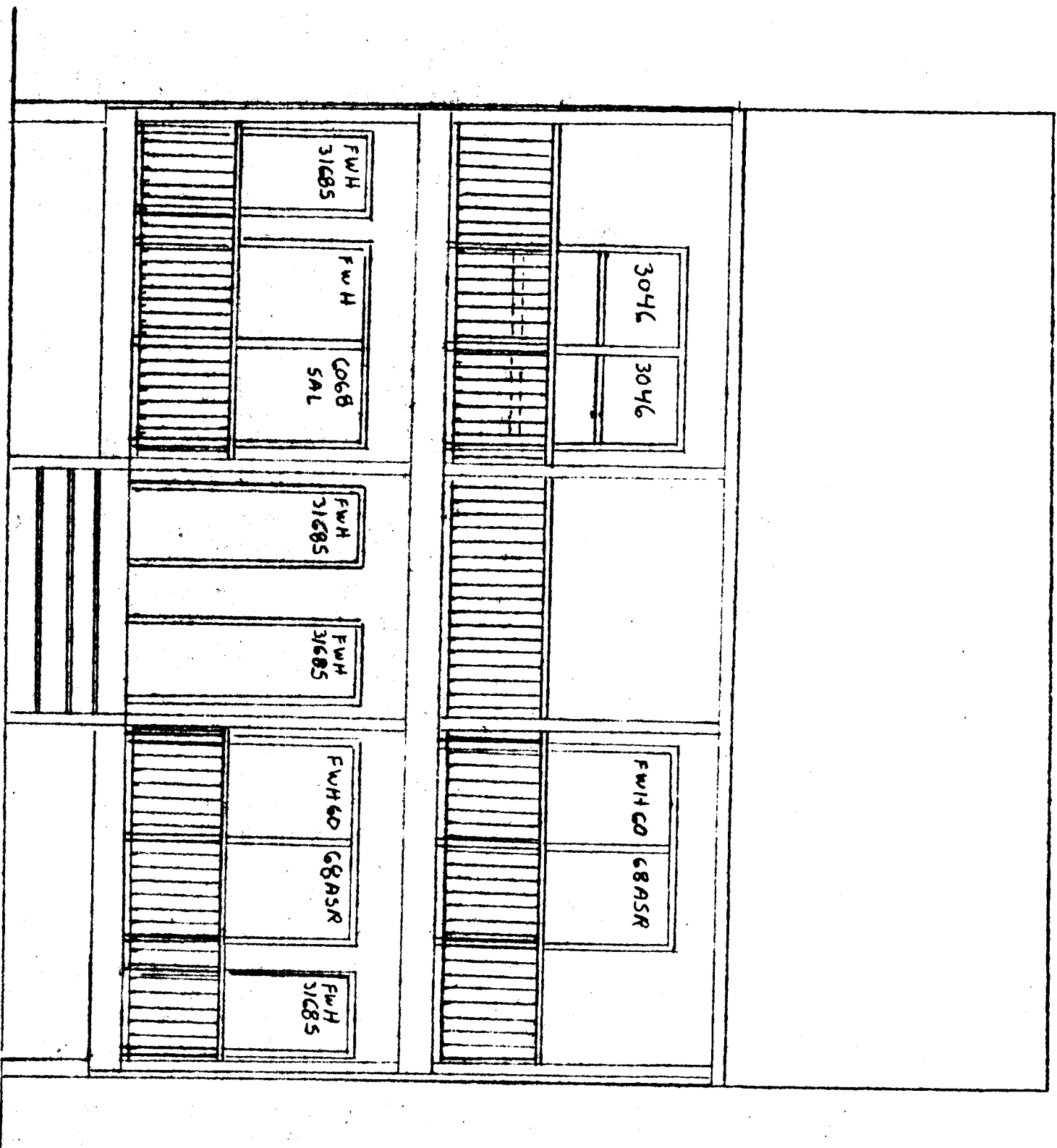
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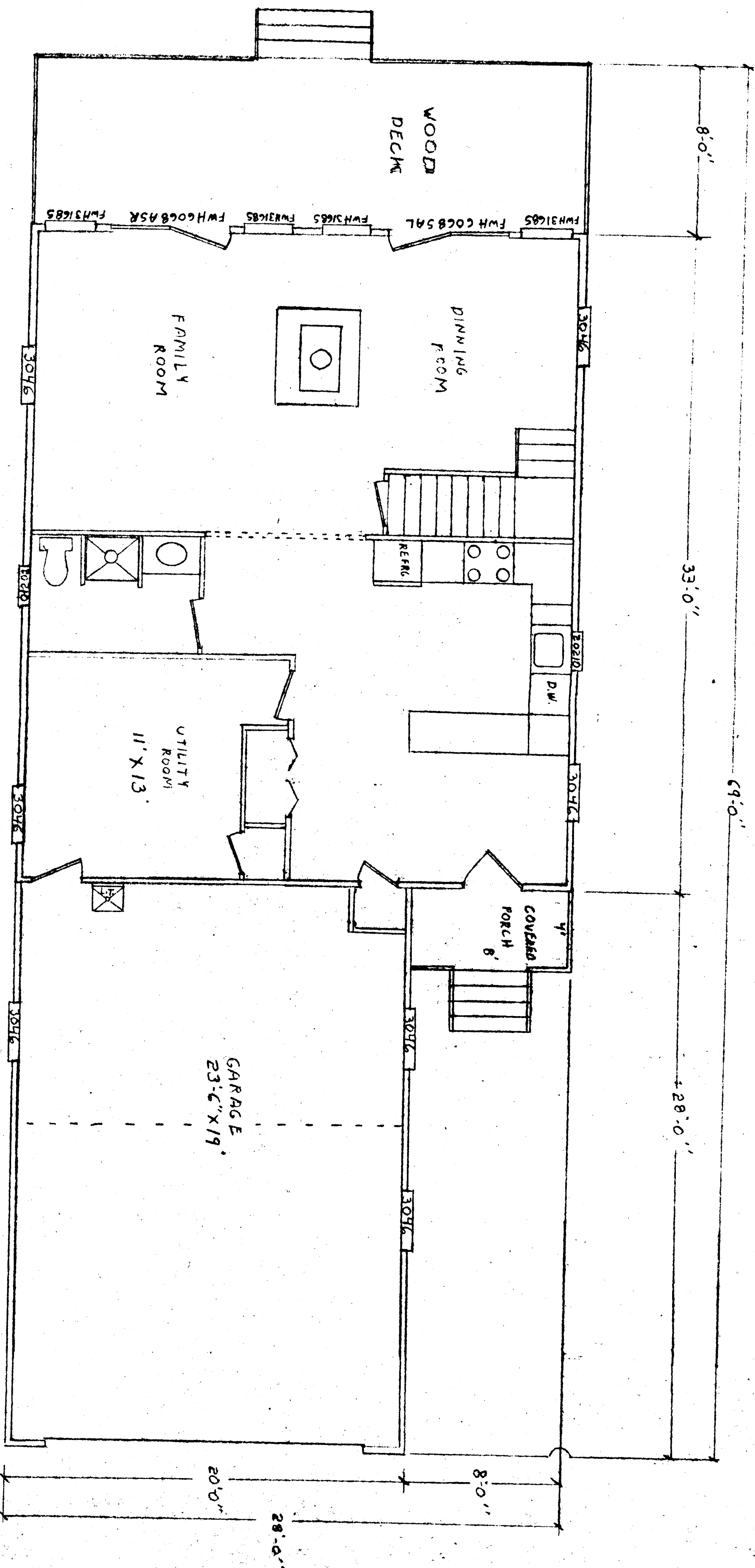


DICKERSON'S PLAN	
SCALE 1/4" = 1'	APPROVED BY
DATE 10-16-96	DRAWN BY B.G.
RIGHT ELEVATION	
DRAWING NUMBER 2	



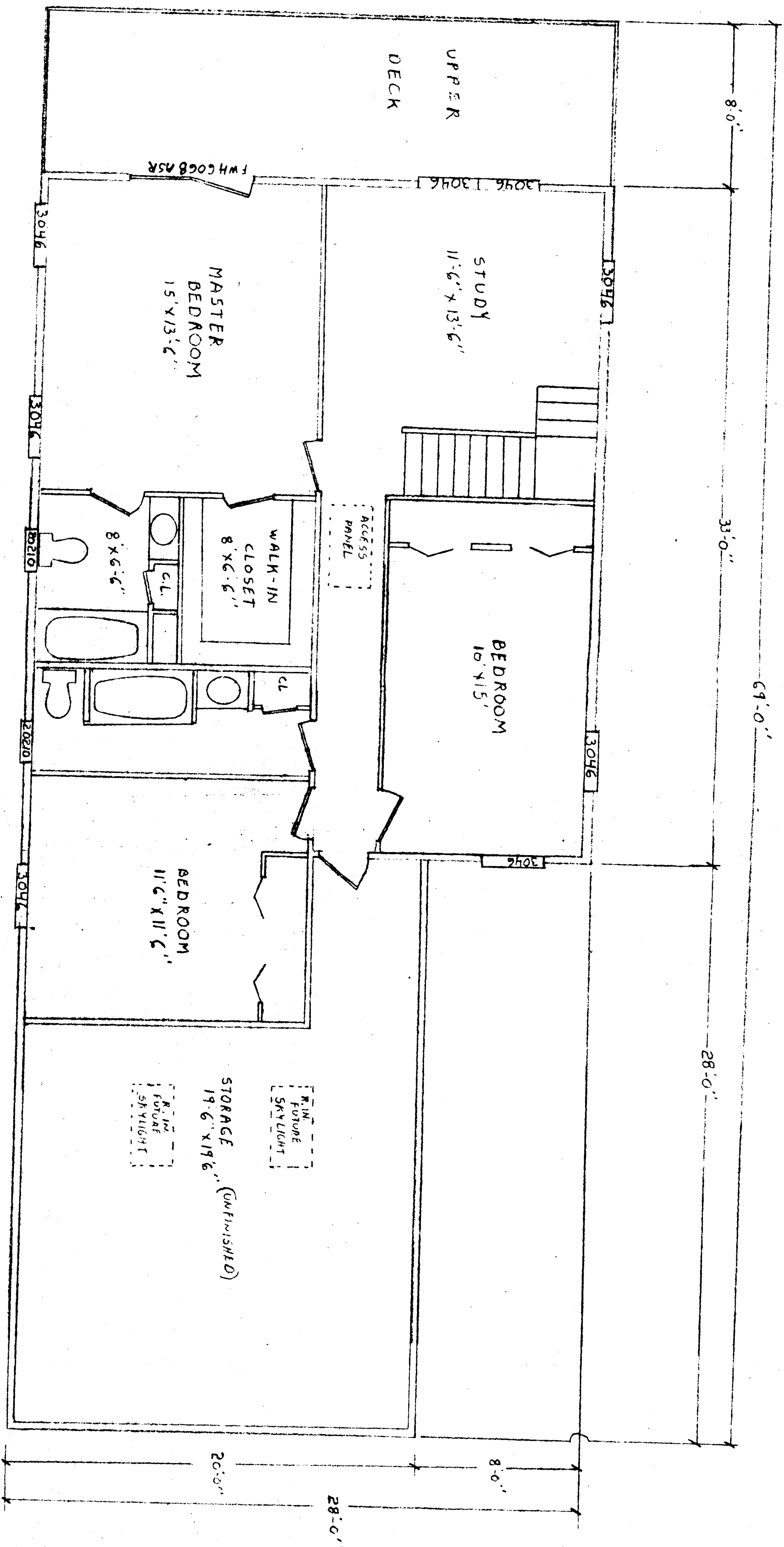


DICKERSON'S PLAN	
SCALE 1/4" = 1'	DATE 10-17-96
DESIGNED BY	REVISION B 2
FRONT & REAR ELEVATION	
DRAWING NUMBER 5	



DICKERSON'S PLAN

SCALE	1/4" = 1'	APPROVED BY	DATE	10-16-96	DRAWN BY	60	REVISION	02
FIRST FLOOR PLAN					DRAWING NUMBER			



<b>DICKERSON'S PLAN</b>			
SCALE 1/4" = 1'	APPROVED BY	DRAWN BY	REVISION
DATE 10-16-96		289	438
<b>SECOND FLOOR PLAN</b>			DRAWING NUMBER
			57